2026 Owner's Association
Common Area Maintenance Budget

Snow Removal/Salt	
(Base: 16 Snow/16 Salt)	
Bike paths throughout neighborhood	$0
OL #1 Sidewalk	$1,000
OL #2, 6, 7 Sidewalk	$2,000
OL #4 & Entry Sign Sidewalk	$1,000
OL #8, 9, 10, 11 Sidewalk	$3,000
OL#12 Sidewalk	$800
OL #3 Sidewalk	$700
Total	**$8,500**
Mowing (Base: 22 Season)	
Green Space OL #1	$2,000
Green Space OL #2 & #3	$4,000
Green Space OL #4	$1,600
Green Space OL #5 (City of Madison)	$0
Green Space OL #6	$3,000
Green Space OL #7	$1,500
Green Space OL #8	$1,800
Green Space OL #9	$1,250
Green Space OL #10	$1,250
Green Space OL #11	$2,000
Green Space OL #12	$1,500
Entry Sign , medians & Roundabouts	$1,600
Total	**$21,500**
Landscape Maintenance	
(Bark, Weeds, Pruning)	
OL #1	$800
OL #2	$800
OL #6	$800
OL #4/Entry	$800
OL #7	$800
OL #8, 9, 10, 11	$2,000
Bark for OL #2, 4, 6, 7	$3,000
Weed Control	$2,000
Spring Clean-Up	$2,000
Fall Work	$2,200
Catalina Medians	$1,000
Pruning	$6,000
Total	**$22,200**

Irrigation	
Spring Activation	$200
Fall Winterization	$150
General Maintenance	$700
Total	**$1,050**
Maintenance	
Path Repairs	$12,000
Stream Maintenance	$14,000
Bridge Maintenance	$14,000
Tree Pruning/Removal/Replacement	$12,000
Trash Removal	$8,000
Total	**$60,000**
Utilities (Water & Electric)	
Agrarian Fountain	$4,000
Glacial Fountain	$4,000
Stream & Lift Station	$11,000
Entry Sign	$1,000
Storm water	$3,000
Total	**$23,000**
Liability Insurance	**$2,700**
Misc.	
Annual report Filing Fee	$50
Tax Preparation	$405
Bank Service Charges	$100
Neighborhood Events	$1,200
Unforseen Expenses	$1,100
Postage	$300
	$3,155
Management Fee	**$14,855**
ACC Administration Fee	**$6,540**
Grand Total	**$163,500**
Divided by Total Units	**436**
Annual Cost per Home	**$375**